

## LAND USE ELEMENT



*... "working to integrate diverse citizen interests into planning maps and a set of "mapping instructions," depicting how the city will develop into the future."*

### Land Use Vision

*Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles. Throughout the city, there is a broad variety of jobs, housing, transportation options, convenient services, and strategically dispersed commercial activities. Communities and established neighborhoods within the city each have a distinctive focus, yet all are walk-able and well connected to each other, including a vibrant downtown with a mixture of activities. Accessible waterfronts, water and mountain views, and urban parks add to the city's setting for everyone's enjoyment. New development merges with established styles, protecting the charming, historical character of the city and its cultural heritage.*

***Goals and Policies developed by the community to implement this vision are the core of this element. The Land Use Element Goals and Policies are found starting on page LU27.***

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## *Introduction*

Over the past century, Bremerton firmly established itself as the primary city within the larger West Sound community. Centrally located and well connected to the region, Bremerton has well established urban character and distinctive neighborhoods. Bremerton remains the hub of the County despite growth patterns in suburban development occurring in formerly rural places like Silverdale. Looking to the next century, Bremerton must attract new quality development with clear opportunities that take advantage of the city's superior setting. Citizens fully recognize the importance of the moment, stepping forward in the Comprehensive Plan process to advance their concerns and aspirations. This is seen in this Land Use Element and especially in its recommended Land Use Map.

The Land Use Element has the broadest scope within the Comprehensive Plan. It works to bring together diverse citizen interests into a single set of "mapping instructions," called "Land Use Goals and Policies." These goals and policies detail how the city will develop into the future. Citizen priorities emerged in the public process, including friendlier walkability, more diverse housing types, enhanced single family neighborhoods, and greater daily conveniences for citizens. These priorities are at the core of this Element, especially in the areas identified for redevelopment, and in new growth areas best served by the City of Bremerton.

The Land Use Element serves as one of the best places to see the level of consistency that exists within the Comprehensive Plan.

***The Land Use Map and its policies demonstrate a comprehensive strategy linking all of the Plan's elements.***

The Plan's land use strategy emerged from almost three years of community discussions, producing a bold new direction for the City of Bremerton. The community decided that the approaches of the past do not work. Business-as-usual would likely result in continuing loss of growth and vitality away from the City. The new land use strategy seeks to return Bremerton's vitality, economic strength, and desirability as a place to live and work. Called the Centers Concept, this strategy also capitalizes on new demographic trends and new opportunities. The Centers Concept is described in detail later in this Land Use Element.

The foundation of this Land Use Element is its goals and policies created through intense community participation. However, the Element must also quickly address two other areas: 1) the concerns of a wider public, and 2) a technical response to the City's projected growth.

### ***Concerns of a Wider Public: State and Regional Issues***

Two requirements for a comprehensive plan ensure that the wider public interest frames the planning process. First, a plan must respond to general goals, shared by the citizens of the State of Washington. The State's Growth Management Act states those goals along with related planning requirements. Second, a plan must be consistent with a regional planning approach. In Kitsap County, the County-wide Planning Policies set forth planning principals ratified by all jurisdictions within the County. This ensures general consistency between comprehensive plans as well as regional concerns. A discussion of key requirements of the Growth Management Act and all county-wide planning policies is located in the technical appendices, supporting this Plan (see the Land Use Appendix.)



This discussion details how the land uses set aside on the Land Use Map is a response to the need for such lands due to the projected growth.

### ***Responding to the Technical Challenges***

This Land Use Element – like other sections of this Comprehensive Plan – responds to the type and scale of change expected over the next twenty years. In the simplest terms, the Land Use Element must accommodate the projected population growth with sufficient areas for housing, businesses, and industry. The Land Use Appendix provides a detailed discussion of population projections, resultant land needs, and other calculations and discussions that support this Element.

## The Centers Concept: The Foundation of the Land Use Element

As citizens examined their aspirations for the future, a new community realization emerged. An overwhelming portion of the of the community's shared ideas, dreams, and vision for the future described a very specific type of development. That development type differed from existing separated land uses, automobile dominated landscapes, and homogeneous neighborhoods. Bremerton's citizens desired walkable communities, where residents could access services without driving across town. They desire to live in a more intimate atmosphere where homes, small businesses, and public gathering spaces were all within easy reach. They wanted to find ways to reduce traffic, create a quieter and more sociable atmosphere, and encourage a more pleasing urban experience.

This new approach to urban planning in Bremerton matches a nation-wide interest in mixed-use "urban villages" – endorsed here as "The Centers Concept". As a result, this Comprehensive Plan largely focuses on the implementation of newly designated Centers. The following sections describe the philosophy, benefits, and application of this widely recognized approach in Bremerton.

"Centers" or "The Centers Concept" refers to a general development model. It calls for creation of new "downtown village" areas. These Centers are each unique, requiring specialized plans and development standards. Each proposed Center in Bremerton is described separately with particular attention to the types of heights, densities, and uses that fit the proposed location.

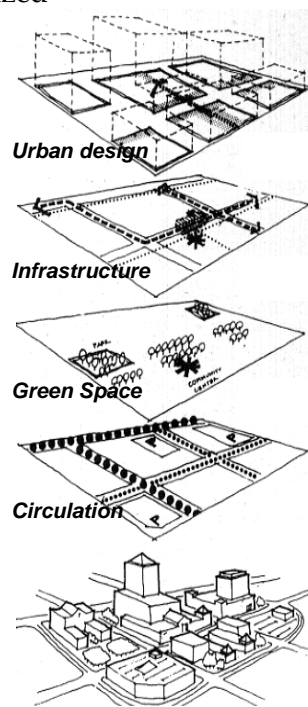


*Centers are walkable (1/4 mile radius average) and in walking distance of neighborhoods (1/2 mile area).*

In general, a Center is a mixed-use area. It places residences, basic services for residents, employment opportunities, and amenities such as public spaces and parks, in a well-designed area. Centers will have the "look and feel" of a small downtown, with moderate to high density uses at their core, transitioning out to surrounding single family areas.

### Common Center Characteristics

- 1) A core area characterized by well-designed mixed-use structures featuring residential uses above street level commercial or office uses
- 2) a walkable environment that begins with friendly, active streetscapes extending to the less dense areas of the Center and into surrounding neighborhoods
- 3) public gathering places such as parks or plazas
- 4) associated plans for public transit.







### *Why Centers?*

The Centers Concept addresses the vision embodied in the Plan's goals and policies, as well as several key demographic trends. As such, the concept is the best response to both the community's desired future and the demographic patterns of the future.

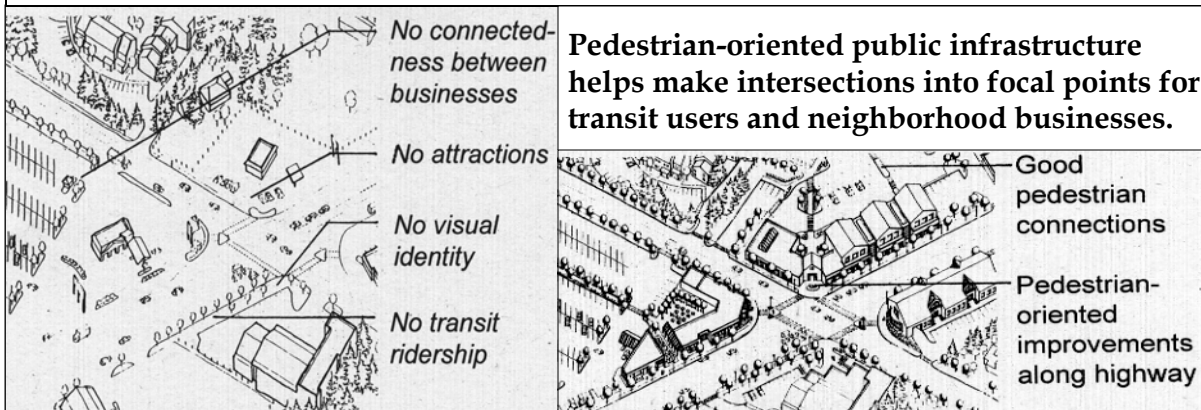
Demographics are in constant change; past patterns of development will not serve the future. In study after study, demographers predict that new population groups will heavily influence the American landscape in the near future. During this Plan's 20-year planning horizon, four principal household groups will become a dominant portion of the population: Seniors, Singles, Starters, and Single Parents. In fact, these four groups are already a significant force in society and today's development markets.

Interestingly, these groups have many similar preferences for living environments. As early as 1997, Intercommunications, Inc. asked home buyers what amenities they would most like in a new community.

People surveyed said they prefer "Town Centers," described as mixed use "villages" with green areas, shops, civic buildings, and mixed use residential and commercial streets. They clearly rejected strip malls and traditional, far-flung suburbs. In 1998, The Brookings Institution and Fannie Mae Foundation explored a trend showing resurging populations in downtown areas. They discovered increasing numbers of people who desire easier access to jobs and transportation, urban amenities such as restaurants, museums, galleries, and parks, and a pedestrian-friendly environment with walking access to basic services.

In short, there is overwhelming evidence of interest in new urban living environments for a large portion of Americans. Developers now seek opportunities for intimate, walkable communities. Planners also embrace this movement away from the post-modern separation of land uses, minimal density neighborhoods, and the automobile culture sprawling across the landscape.

**Currently, developers who depend on transit and pedestrian access run a high risk of failure, resulting in reliance on automobile traffic and strip development.**



### ***What Are the Benefits of Centers?***

The previous section speaks to the most direct benefit of the Center's concept – new living areas needed in the future. Centers will also capture a larger share of Kitsap County's general growth projections, especially through planned Employment Centers. Bremerton is uniquely positioned in the West Sound region to provide the urban environment sought by residents and employers. New residents will bring economic activity, jobs, and a marketplace that supports desired urban amenities.

Centers plan for growth in the most efficient manner possible from a land use perspective. Concentrated higher densities at locations where there is high capacity infrastructure bears efficient use of roads, public investments, utilities, and fire and police resources. Traffic generation (car trips and miles traveled per day) is lessened in the community, reducing demand for expensive new or expanded road systems. This makes sense to taxpayers who often pay for expansion of these systems. Sprawling land use patterns, on the other hand, create ever intensifying demand for new roads and new public services at the taxpayers' cost.

Centers are also more sustainable environmentally. Improved access to transit and walkable service areas reduces reliance on automobiles for daily tasks and lessens the most common source of pollution and use of non-renewable fuels. Finally, Centers address a widely expressed desire for “friendlier” places to live. While somewhat less easily demonstrated, it is widely understood that active street life, common meeting areas, and urban densities are keys to creating a more intimate neighborhood. Mixed-use centers demonstrate all of these factors.

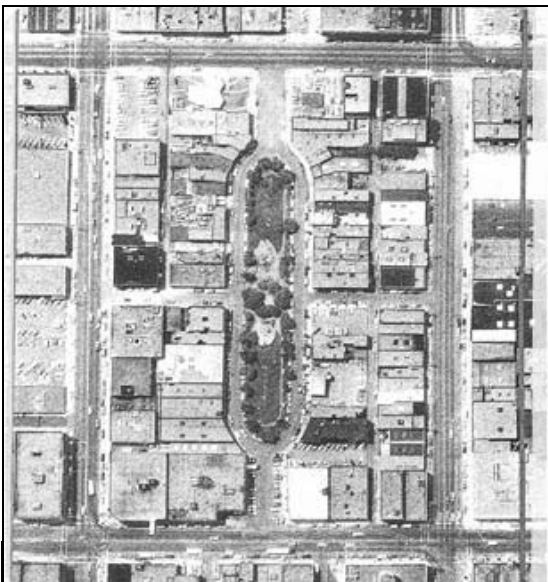
Centers are not for everyone. This Plan recognizes a prevailing interest in traditional single family neighborhoods. In fact, Centers are located to serve as a nearby “downtown” for such traditional neighborhoods while shielding them from intrusive land uses. Traditional residential growth, through infill at moderate density increases in single family neighborhoods, accounts for nearly half the residential projections during this Plan's initial twenty-year period.



## Centers Descriptions

While this Plan employs four types of Centers (Neighborhood Centers, District Centers, Employment Centers and the Downtown Regional Center), no two centers are envisioned to be exactly alike. While the Centers' types are based on sound planning principals that assess proper mixes of uses, critical quantities of residential and commercial uses, and proven design principals, there is a range of mixes and design approaches that can be successful.

Within that range, each center will vary somewhat as it responds to local preferences as well as its neighborhood environment and specific function within the larger fabric of the City. Following a general discussion of each type of Center, there is a detailed description of each unique center. More detailed, future, implementation planning for each center will further recognize local interest and needs.



*Centers should have an "inward" focus, oriented towards public spaces.*



### ***Neighborhood Centers – General Description***

Neighborhood Centers are the smaller of the two general types and provide a focus for a single neighborhood area of approximately one square mile. Neighborhood Centers place key services in locations, within a designed setting that encourages walking and reduces dependence on automobile travel. This serves neighborhoods while reducing automobile use, traffic congestion, and pollution in Bremerton. In the early stages of implementation of the Centers concept in Bremerton, however, the first Neighborhood Centers may be expected to serve somewhat larger areas until additional Neighborhood Centers become viable.

The physical size, projected population, and land uses needed within a Neighborhood Center are calculated, with additional consideration to the surrounding residential areas, to ensure a market base for new businesses. Small grocery stores, shops, professional offices, and public services are encouraged. Moderately intense residential use is incorporated above the commercial spaces, within mixed use structures and near a center's core to create a busy, pedestrian-oriented area. Pedestrian designs are given the greatest preference possible in planning and implementing a Neighborhood Center.

Neighborhood Centers typically have at least one “focus amenity” such as a park/open space, civic space, or public facility such as a school or post office. In sum, Neighborhood Centers place convenient and attractive mixed uses within easy walking distance of a majority of Bremerton’s citizens, providing a place for social contact, and a pleasing urban experience.

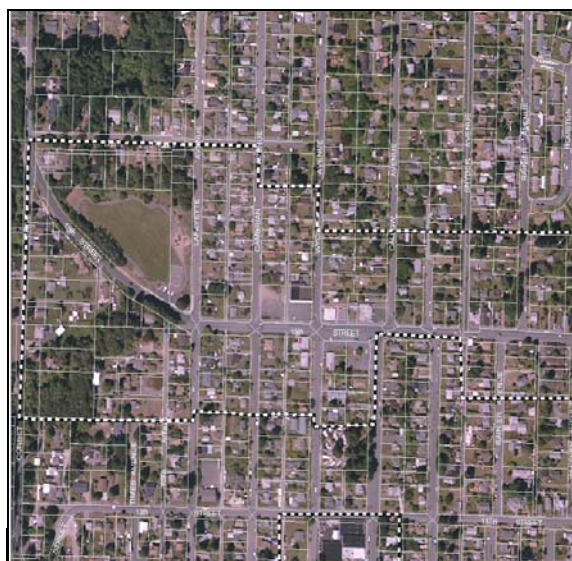
### ***Haddon Neighborhood Center***



The Haddon Neighborhood Center serves neighborhoods in the northern portions of West Bremerton. This Center generally surrounds its core area found at the intersection of Callow Avenue and North 15th Street. Nestled in an established single-family area, but near the more intense Charleston District Center, the Haddon Center provides neighborhood commercial and professional services to residents in the Marine Drive, Rocky Point, and North Lafayette Avenue areas, as well as to neighborhoods in closer proximity.

Recognizing that some market energy will be directed to the nearby district center, this center will be characterized by a relatively small core area which will provide mixed use structures of two or three stories with residential uses above commercial street-level uses.

Predominant uses will be convenience businesses providing basic services to neighborhood residents. Small one and two story apartment structures will surround the core with duplex, triplex and fourplex residential units approaching the center’s low density edge. Haddon Park, along the western side of the center, provides a focus amenity for the Haddon Neighborhood Center. More intense uses may infill the area between the Center Core and Haddon Park. Similarly, higher density residential uses will be appropriate south of the Center Core as this area provides a link to the nearby Charleston District Center.



*The Haddon Neighborhood Center is 27 acres. The population will reach about 1,080 residents. Commercial and professional space will be approximately 126,000 square feet with a potential employment base of 350 people.*



### *Manette Neighborhood Center*



The Manette Neighborhood Center serves the well-defined Manette neighborhood east of the Port Washington Narrows. The Manette peninsula is characterized by dense single family residential neighborhoods that enjoy spectacular views to the Narrows, Sinclair Inlet, downtown Bremerton and other points. The scale and design characteristics of this center will respect both of these characteristics. Perhaps more than any other center in Bremerton, this center will have the feel and look of a traditional small-town downtown. In the Center Core, along 11th Street and vicinity, residential uses above traditional sidewalk-facing storefronts will be encouraged. Heights at the core will not typically exceed three or four stories. The core area will provide an attractive environment for small shops, restaurants, and specialty businesses.

Essential neighborhood services such as small grocery and professional offices will also be accommodated. This area will become a destination for people from the entire community as it develops a unique character.

Immediately outside of the core area, this Center will encourage an increase in residential density by strategically placing small apartment structures and townhomes in a way that protects the views of others while preserving their own views. Duplexes, triplexes, and fourplexes will locate towards the low density edge of the Center.



*The Manette Center will accommodate approximately 1,320 residents within 33 acres. Employment will grow to as many as 430 persons.*

### *Perry Avenue Neighborhood Center*



The Perry Avenue Neighborhood Center will be established near the intersection of N.E. Sheridan Road and Perry Avenue. A significant portion of the Center is currently occupied by a shopping center. Potential redevelopment of this shopping center presents an opportunity to create an attractive civic space as a focus for this Center. The “hilltop” nature of this location will enable significant increases in building height without negatively impacting existing views in the area. This is an opportunity for “highrise” residential structures that are attractive view homes in their own right.

Surrounding the civic space at the Center Core, mixed use structures of four to five stories will be encouraged. Residential uses above street level storefronts and offices will bring fairly high levels of pedestrian activity to the Perry Avenue Center. Both Perry Avenue and Sheridan Road are important secondary arterials; alternative circulation routes within the Center, and parking under or behind core structures can be created to increase the pedestrian orientation of this center.

Uses outside of the Center Core will be less tall, mixed-use structures and smaller multifamily structures. Significant amounts of mid-density residential uses already exist near the eastern and southern boundaries of this center – making transition to the single family areas beyond easier.

Primary uses in the Perry Avenue Neighborhood Center will be residential, commercial, and offices that support the center population and serve the neighborhood population in the vast surrounding areas.



*The Perry Avenue Neighborhood Center is approximately 27 acres in size, with a projected population of about 1,080 residents and employment of approximately 350 persons.*



### *Sylvan Pine Neighborhood Center*



The Sylvan/Pine Neighborhood Center is in the vicinity of its namesake intersection, in the area west of Wheaton Way. The center serves large areas of residential development in that region. Its location is currently characterized by two or three story apartment complexes. Redevelopment under the Center designation will focus on introducing mixed-use structures that add commercial and professional services to the area. Amenities are already provided by an attractive wetland complex and by the Armin Jahr School and Blueberry Park – all located within the Center designation. Redevelopment at the boundary of the park offers an opportunity for a center that incorporates a green space as its focus.

The Sylvan/Pine Neighborhood Center will be characterized by relatively small-scale mixed use structures of perhaps two or three stories. Arrangement of these adjacent to the potential green space creates an opportunity for a small center that, perhaps, reminds visitors of a small town in the mid-west that faces a town park. Existing or new multifamily structures will augment the new Center Core. The limited scale and intensity of commercial and professional uses will still allow the center to serve the neighborhood population.



*The Sylvan/Pine Neighborhood Center is approximately 30 acres in size. It can accommodate roughly 1,200 residents. Total employment capacity is 390 persons.*

### *Oyster Bay Neighborhood Center*



The Oyster Bay Neighborhood Center is located on both sides of Kitsap Way, tying the existing commercial and tourist areas together with a future open space system. The area will redevelop alongside of a critical mass of residential units on site and in the adjacent Westpark project. There is enough depth on certain lots to accommodate a secondary road system which will help implement a more urban and pedestrian-friendly design ethic here. Adjacent opportunities, such as play fields at Westpark and other public investment sites, should be integrated into a trail and open space system that highlights the remarkable views and provides access to the shoreline.

In the portion of the center south of the arterial, mixed use structures of somewhat greater height will make up the Center Core, allowing commercial activity at street level with professional office and residential uses above. Special design standards and considerations must be employed to ensure both marine views throughout and compatibility of this center with residential properties such as the community to the north along the Oyster Bay shoreline. For example, structures on the north side of Kitsap Way should not obscure view potentials for structures on the south side of Kitsap Way. Slopes at the southernmost edge of the Center present an opportunity for residential structures of sufficient height to take advantage of views to the north.



*The Oyster Bay Neighborhood Center is approximately 37 acres. Sharing the same growth market, population estimates for this center are combined with estimates for the Westpark Public Sector Redevelopment Opportunity Site (See Tables 1 and 2 in Land Use Appendix). Although the combined twenty year population expectation is substantial, approximately 1,332, (See Table 2 LU Appendix) buildout at the Westpark site will run substantially ahead of development at the Oyster Bay Center. This Plan anticipates that only a small portion of that population will locate at this center over the planning period.*

In recognition of a shared market with the Westpark Public Sector Redevelopment Site, the Oyster Bay Neighborhood Center will develop at somewhat lower intensities than other Neighborhood Centers.

### ***Kitsap Lake Neighborhood Reserve Center***



The Kitsap Lake Neighborhood Reserve Center is not expected to develop within the current 20-year planning horizon. Today, this location supports a medium sized grocery, a restaurant, and other small businesses. The site tends to serve as a convenience center for outlying rural areas as well as for residents in the Kitsap Lake area of the City, but not fitting the model of being the core of an urban neighborhood that yet to develop. Residential density in the area does not currently warrant or promise to support a Neighborhood Center for the current Plan's horizon.

In the future, however, it is recognized that a Center will be appropriate in the far western areas of the City. It is recommended to preserve options for future redevelopment of this specific area as a Neighborhood Center. It is also understood that future trends for development in this general area could result in an alternative location becoming more appropriate for a future Neighborhood or District Center.





*This 48 acre Reserve Center lies along Kitsap Way near the intersection with Harlow Drive.*



*This image shows the interface between a center (on left) and an existing low density neighborhood (on the right.) Sub-area planning and design regulations will further ensure compatibility with existing development. Here, urban densities on smaller lots do not detract from existing single family residential qualities.*



### ***District Centers – General Description***

District Centers are the larger Center type. They are sized and designed to provide a focus as well as services for several neighborhoods. Commercial and professional uses are more plentiful and of larger scale than those in Neighborhood Centers. Residential uses are also focused in more dense patterns.

District Centers will typically have several key “focus amenities”. In the larger District Centers, focus amenities may be needed on either side of major arterials to minimize pedestrian/traffic conflicts.

While District Centers are characterized by a pedestrian based design ethic, they also recognize that a segment of users will access a center by automobile. Distinguishing characteristics of the Center type are: alternative circulation to and from nearby arterials, parking immediately outside the pedestrian core, and, opportunities for locating medium intensity employers.



*District Centers must be responsive to automobile access, as seen for this cinema.*



*District Centers have community assets, such as a grocery store built to urban design goals and regulations.*



### *Wheaton/Riddell District Center*



The Wheaton/ Riddell District Center is located in the area surrounding the intersection of Riddell Road and Wheaton Way. It is one of the largest centers in Bremerton, encompassing approximately 106 acres. This center is intended to provide a mixed-use “town Center” for a number of neighborhoods in the most northern regions of the City and for residents of unincorporated areas farther to the north. The Wheaton/Riddell District Center is bisected by Wheaton Way – a major (State) arterial. This has several significant implications for the form of this Center. Foremost among these effects is that this center will incorporate aspects of a “Center-within-a Center” concept.

On the east side of Wheaton Way, this center will include many of the characteristics of a Neighborhood Center. Along Wheaton Way proper, and within the entire area the west side of Wheaton Way, the Center will display characteristics that are reserved elsewhere for the larger District Centers. In addition, this center will recognize that it serves a regional population, some of whom must access the center by car. Higher levels of parking are

retained here than in other centers. Parking is generally placed behind street-fronting buildings or moved to areas near the perimeter of the center. Careful attention is necessary in the planning and design of this center to create a pedestrian friendly environment while still accommodating a certain level of regional, auto-dependent uses.

**East Portion.** The east portion of the Wheaton/Riddell District Center will be characterized by a high density mixed-use node that provides an open space or public plaza as a community focus. Existing frontage parking lots may be redeveloped to provide both on-street mixed-use structures and the needed pedestrian, bicycle, and transit spaces. The mixed-use structures may be up to five stories with commercial uses on the street level and a mix of professional or residential uses above. Some small parking areas along Wheaton Way may remain. These will be to primarily provide customer parking for the smaller shops, restaurants, and commercial uses that will come to dominate the street-frontage.



These parking areas must be arranged behind or besides street-front structures in a manner that does not diminish internal public spaces. Strategic parking areas can be provided away from Wheaton Way and accessed from alternative circulation routes as the Center develops. Outside the secondary circulations loop around core area, mid-density residential structures of up to four stories will contribute to the supporting residential base. On the east side of this loop route, mid level apartment structures can back onto the existing wooded slope - which provides an open space buffer for the neighborhoods farther to the west (along Almira Drive.)

**West Portion.** On the west side of Wheaton Way, this center provides for somewhat more intense commercial uses and employment sites. Small street fronting commercial structures should be introduced along Wheaton Way. These may include second story residential uses. More significant levels of parking may continue immediately behind street-side buildings here. Existing commercial structures at the rear of existing parking lots may continue to provide significant amounts of region-serving commercial space, or be removed and replaced with mixed-use structures up to five stories. As in the eastern portion of this center, a secondary circulation loop should be introduced behind existing structures or their replacements. In this area, an existing topographic break provides separation between the center boundary and neighborhoods to the west (towards Pine Road.)



*Taken together, the two portions of the Wheaton/Riddell District Center accommodate approximately 3800 persons (as much as 660,000 square feet of commercial/professional floorspace), and provide employment for approximately 1850 persons.*



### *Charleston District Center*



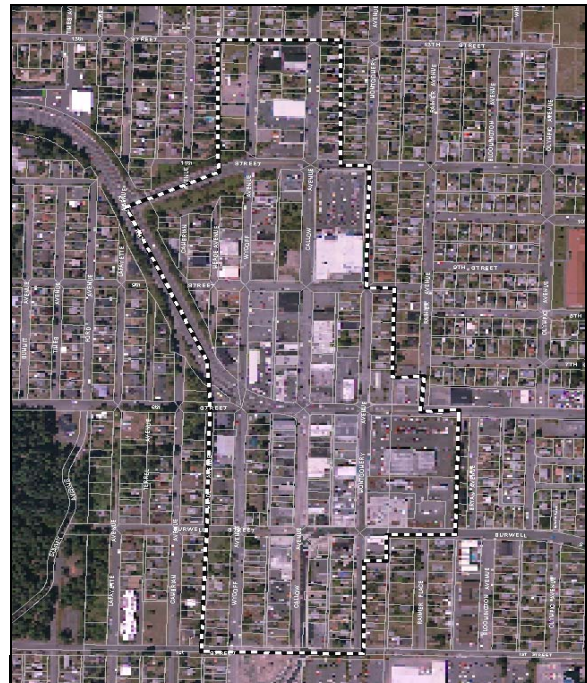
The Charleston District Center is a unique District Center located along Callow Way between North 13th Street and North 1st Street. This Center designation seeks to encourage redevelopment of a historic business district that has long been considered as Bremerton's second downtown. The historic, street fronting structures that dominate the existing landscape already embody many of the key characteristics of a "Center". They provide a variety of services for adjacent residential areas and are part of a pedestrian-oriented streetscape with potential for floors above active street-level uses.

The Center designation seeks to build on this existing nucleus. Areas on the surrounding blocks will be designated for mixed-use or fairly dense residential structures. This will serve to bring more residents to the immediate area, improving the viability of existing and new business ventures.

New buildings that infill along Callow Avenue should be mixed-use to include high density residential uses. Areas west of Callow should infill with small artists workshops, light service industries, or office uses with residential uses beginning at the third floor level. Heights above this level could threaten views from hillsides to the west. Buildings to the east, along

Montgomery Avenue (along the Center boundary with existing low density residential uses) should not exceed two stories.

Emphasis in the Charleston District Center should be on historic preservation, better utilization of existing second floor spaces, and the addition of new residential uses in areas immediately adjacent to the Center Core along Callow Avenue. Amenities such as pocket parks, or plazas should also be encouraged. The adopted Charleston Community Plan will be resource and beginning point for area-specific planning of the Charleston District Center.



*The Charleston District Center is approximately 39 acres in size. It will accommodate approximately 1400 persons, with employment for as many as 680 people. Finally, the center is separated from the Haddon Neighborhood Center to the north by only one or two blocks. Land use designations in this intervening area should support both centers by allowing fairly high density residential uses. Building heights in this area should approach six stories with densities in the area of 40 units per acre.*

### *Wheaton/Sheridan District Center*



The Wheaton/Sheridan District Center is located on the east side of Wheaton Way, north of its intersection with Sheridan Road. This center provides intense commercial and professional uses serving neighborhoods on the southern half of the East Bremerton peninsula. Recognizing the neighborhood significance of the relatively new grocery store at the corner of Wheaton and Sheridan, this center will first focus on redevelopment of the Bremerton School sites into a mixed use area in a pedestrian-based urban village atmosphere. This urban village will provide residential opportunities along a major transit route, close to downtown, and within easy pedestrian reach of a large variety of employment and shopping sites.

Along Wheaton Way, four to five story mixed-use structures, with commercial uses at street level will be encouraged. These structures should enclose an interior Center Core area and its focus amenity or civic space. Residential units will benefit from an orientation towards the interior and green spaces. Nearby medical offices and the Harrison Hospital will also support convenience such as recreation and retail.

Office uses, mostly expected along an interior network of streets, can accommodate parking areas that do not disrupt to the pedestrian design of the Center Core or result in parking lots fronting Wheaton Way. Additionally, this area (between the core and Wheaton Way) can accommodate mixed use structures or residential structures of no more than four stories. Towards the residential perimeters of the center, residential uses should be further reduced in mass and height, responding to the existing neighborhoods beyond.



*This 81 acre Center will accommodate approximately 2900 persons within the 20-year planning horizon with further expansions possible in the future. Employment base in the first 20-years could grow to 500,000 square feet and 1400 employees.*



## *Downtown Regional Center*



The Downtown Regional Center (DRC) is the core area of the City of Bremerton. It offers a mix of opportunities to live and work in a vibrant, well-designed environment. The DRC zone provides residential or office uses on upper floors, with retail uses at the street level to energize the urban experience. Parking should be underground or within structures - not in surface lots. Street trees, well-designed public gathering areas, and lighting should be employed to create a safe, inviting experience at the street level day and night. Residents will find access to employment, transportation, and basic amenities, along with a concentration of restaurants, galleries, and unique shopping experiences.

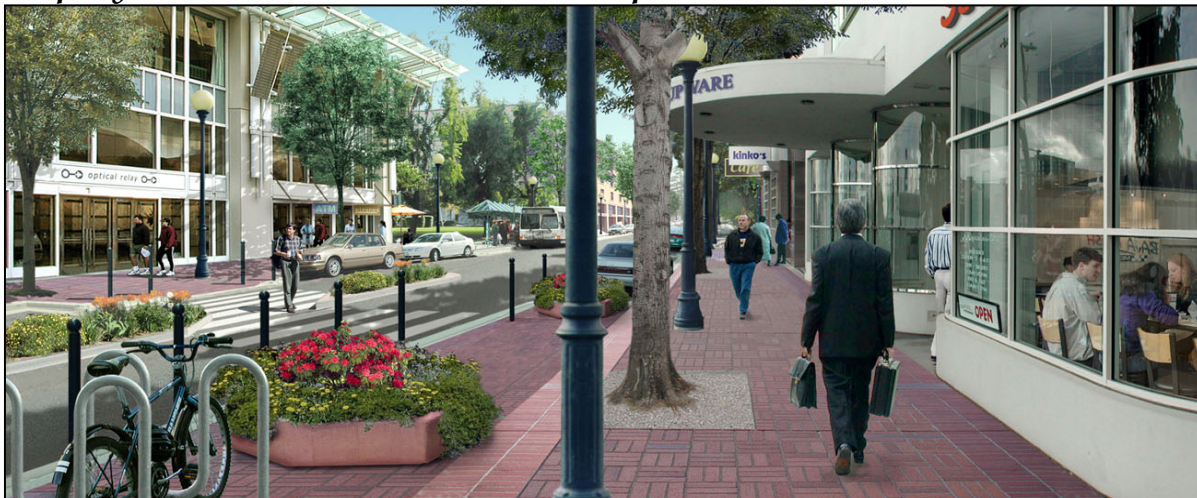
The Downtown Regional Center designation facilitates the ongoing creation of a vibrant, attractive downtown, a critical need for the entire West Sound region. Existing plans for the Downtown Core and Downtown Waterfront (See goal LU14) and the Campus/Evergreen District Plan will be a beginning point for sub-area planning and design review for this center.

The downtown provides a living environment to a growing segment of society that no longer desires the suburban lifestyle. It provides housing for a wide variety of income levels in an environment that allows less reliance on the automobile. The potential juxtaposition of employment, living, cultural, and recreation opportunities, allows the greatest efficiency of public expenditures and infrastructure of any development envisioned in this Plan.





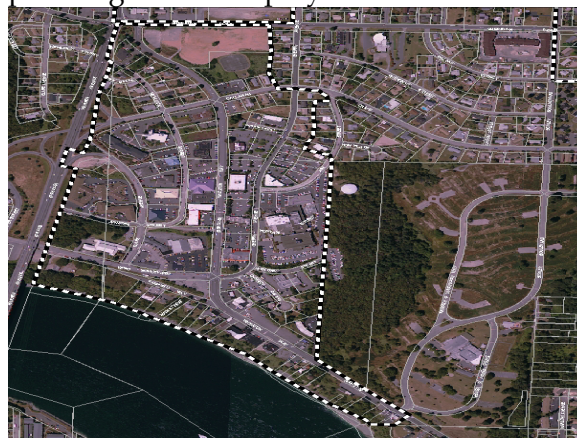
## *Employment Centers – General Description*



Employment Centers are mixed-use environments characterized by co-location of employment activities, and residential, and commercial amenities for workers. Employment Centers will have significant office, light industrial, and industrial activities that create large numbers of jobs, well integrated with areas that provide a mix of housing types nearby. Small to medium scale commercial uses will also be provided, allowing residents and workers easy access to services. Through mixed-use design, the Employment Center integrates employment activities with housing and commercial activities scaled to serve the employee population at the center. This reduces home to workplace commuting and offers workers opportunities to lunch, or do shopping for essentials on-site, without additional travel. Although the scale of employment activities is such that some employees will likely commute, the Employment Center concept can reduce the amount of traffic normally generated by large-scale employment land use.

### *Harrison Employment Center*

The Harrison Employment Center is an established area of mixed commercial and office uses, associated with Harrison Hospital. Establishment of a formal designation as an Employment Center will enable future zoning and development standards that support addition of residential uses to the area. As a result, residents will be added to increase support for commercial services. Nearby living opportunities for employees will reduce commuting as well as employee parking demands. The adopted Harrison District Community Plan is a resource and beginning point for sub-area specific planning of this Employment Center.



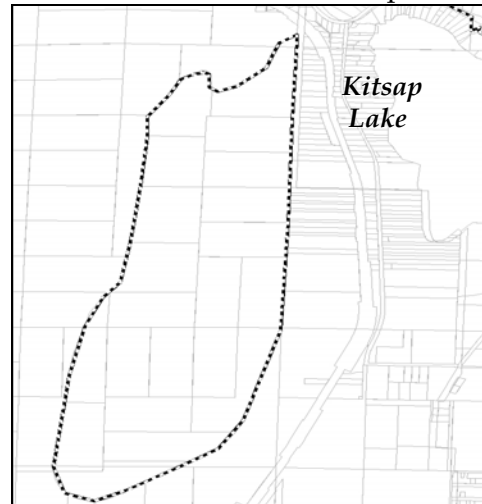


### ***Northwest Corporate Campus Employment Center***

The Northwest Corporate Campus is a large area along Highway 16, southeast of Gorst. The area will be developed as a well integrated mixed-use Employment Center. A detailed center development plan should be prepared to ensure that the area is developed as an integrated mixed-use Employment Center.



**Port Blakely Employment Center**  
The Port Blakely Employment Center is a large undeveloped area in the west hills portion of the City. The site is envisioned as an integrated, mixed-use employment Center. A detailed Center development plan should be prepared for this area before its development.



*Employment Centers feature amenities enjoyed by both employees and residents. The planned environment ensures compatibility of development, including large employer needs such as private facilities and strategic parking areas.*





### ***Specific Area Plans***

This Land Use Element provides goals and policies – as well as supporting technical analysis – to guide land use decisions for the broad community over the coming twenty years. It anticipates more area-specific planning efforts, especially for the creation of Neighborhood Plans and more detailed implementation plans. Specific Area Plans add additional planning detail to this Plan’s general framework.

The following areas of the City and land use designations (See Land Use Map), at a minimum, require or already include specific-area planning processes:

- District Centers
- Neighborhood Centers
- Employment Centers
- The Downtown Regional Center
- Public Sector Redevelopment Sites
- The Wheaton Way Redevelopment Corridor
- Anderson Cove
- The City also recognizes advantages that may come from a future planning area south of Olympic College to better meet needs of college students - generally between Pacific Avenue (east) and High Streets (west) and south of the school campus(es) to 11th Street.

### ***The Urban Growth Area***

Under the Growth Management Act, each city must submit a proposed Urban Growth Area (UGA) for formal designation by its County which has jurisdiction on the issue. The UGA is an area outside of current city limits where a city is envisioned as the primary provider of urban services as growth occurs. As the future provider of services in urbanizing areas, cities are the appropriate lead agencies in establishing the future land use pattern, transportation system, and all related development standards.

Historically, unincorporated areas were planned and regulated by county government until the time that these areas became cities or were annexed to cities. It was also common for owners of developed property, primarily residents, to oppose annexation to cities, perceiving that taxes and service fees would increase. In some cases, county residents were already able to access city services such as parks and libraries, often without paying for them. This diminishes the quality of life in another significant way – the environmental and safety issues generated by the high volume of vehicles passing through city neighborhoods on route to suburban communities.

Only by laying out the development future within its UGAs can the City of Bremerton hope to afford servicing the growth in these areas. The City’s Urban Growth Areas, established by the County in 1998 and shown on the Land Use Map are included in the Comprehensive Plan.

Development within the City UGAs should be regulated by the City's development standards, and infrastructure should be built to City standards. These expectations are reflected in the Countywide Planning Policies, which specify a framework for agreements between the County and Bremerton for the planning and implementation of the City's assigned growth areas.

In general, the goals and policies found in this and other elements of this Comprehensive Plan will also guide future land use patterns in the UGA. Full implementation of those principals will occur after additional public participation and technical planning work is accomplished. It is intended that this Comprehensive Plan will be amended as soon as practicable to include future land use considerations for the UGAs, including additional designated Centers.

### ***Joint Planning Areas***

In addition to the proposed UGA, the City and County should investigate the potential for additional planning coordination in specific areas designated by the County as "Joint Planning Areas" (JPAs). Study and analysis may lead to inclusion of these areas in future recommended additions to Bremerton's UGA. JPAs should be designated in the County Comprehensive Plan for the Erland's Point and Rocky Point areas.



### ***Open Space***

Land Use Goal LU2 and its attendant policies represent a community call to establish a system of open space in Bremerton. That open space system will consist of parks, school yards, and natural spaces. In addition, the cited goal and its policies call for linking these spaces with a system of trails and pedestrian pathways. The Open Spaces Map depicts the open space system on the following page of this element.

Many of the lands and corridors appearing on the Open Space Map are not independent land use designations. Instead, they indicate desired locations for the open spaces. "Open Space" as a listed "permitted use" in the all zoning designations will support the creation of this desired open space system. Public acquisition of open space, including acquisition and development of open space during City utility or street project for example, will also assist in the creation of trails, parks, or other open spaces.